

WEST VALLEY CITY PLANNING COMMISSION AGENDA
Wednesday, March 14, 2012

Planning Commission Technical Committee.....	March 6, 2012 @ 8:00 a.m.
Planning Commission Study Session	March 7, 2012 @ 3:30 p.m.
Planning Commission Pre-Meeting	March 14, 2012 @ 3:00 p.m.
Planning Commission Meeting.....	March 14, 2012 @ 4:00 p.m.

The Public Hearing is held in the City Council Chambers at West Valley City Hall.
3600 Constitution Boulevard, West Valley City, UT 84119

__ Woodruff __ Fuller __ Matheson __ Mills __ Conder __ Garcia __ Thomas __ Bilic

ZONE TEXT CHANGE APPLICATIONS

ZT-1-2012 Petition by **WEST VALLEY CITY** requesting a zone text change to repeal Chapter 7-26 Transfer of Development Rights Overlay Zone. (Staff- **Steve Pastorik** at 801-963-3545) (*Continued from the February 22, 2012 Planning Commission Public Hearing*)

GENERAL PLAN/ZONE CHANGE APPLICATION

GPZ-1-2012 Petition by **WEST VALLEY CITY** requesting a General Plan change to reduce the open space preservation area along the Riter Canal between 6800 W and 6000 W and between 2400 S and Parkway Blvd. from approximately 160 acres to approximately 48 acres and to remove the TDR-S Overlay Zone from the zoning map. (Staff- **Steve Pastorik** at 801-963-3545) (*Continued from the February 22, 2012 Planning Commission Public Hearing*)

GPZ-2-2012 Petition by **DUAINE RASMUSSEN** requesting a **General Plan change** by including high density residential and commercial land uses in the mixed use designation for Highbury and a **zone change** from 'M' (manufacturing), 'R-1-8' (single family residential, minimum lot size 8,000 square feet), and 'RM' (residential multi-family) zones to 'C-2' (general commercial), 'RM' (residential multi-family), and 'R-1-4' (single family residential, minimum lot size 4,000 square feet) zones. The property is located at 2801 South Daybury Drive on 29.3 acres. (Staff- **Steve Pastorik** at 801-963-3545)

ZONE CHANGE APPLICATIONS

Z-1-2012 Petition by **LIFESTYLE HOMES OF UTAH, LLC** requesting a zone change from 'A' (agriculture) to 'R-1-8' (single family residential, minimum lots size 8,000 square feet). The property is located at 3790 S 3600 W on 0.73 acres. (Staff- **Steve Pastorik** at 801-963-3545)

Z-2-2012 Petition by **BRAD WINGET** requesting a zone change from 'A' (agriculture) to 'R-1-8' (single family residential, minimum lot size 8,000 square feet). The property is located at 6224 W 3500 S on 1.25 acres. (Staff- **Steve Pastorik** at 801-963-3545)

CONDITIONAL USE APPLICATIONS

C-7-2012 Petition by **ALEXANDER ARABI** requesting **conditional use approval** for bonus sign criteria for a multi-tenant monument sign. The property is located at 4445 W 3500 S on 1 acre and is zoned 'C-2' (general commercial). (Staff- **Kevin Despain** at 801-965-5814)

C-8-2012 Petition by **WEST VALLEY METAL RECYCLING** requesting **conditional use approval** for a dismantling and recycling facility. The property is located at 2240 Clifford St. on 1.2 acres and is zoned 'M' (manufacturing). (Staff- **Jody Knapp** at 801-963-3497)

C-9-2012 Petition by **THE WVC SURPLUS PROPERTY, LLC** requesting **conditional use approval** for an approximately 16,000 square foot multi-tenant building on lots 2 & 3 of the Shoppes at Lake Park, Phase 2. The property is located at 2927 South 5600 West on 1.8 acres and is zoned 'C-2' (general commercial). (Staff- **Ron Weibel** at 801-963-3361)

PLANNING COMMISSION BUSINESS

Approval of Minutes from January 4, 2012 (Study Session)
Approval of Minutes from February 15, 2012 (Study Session)
Approval of Minutes from February 22, 2012 (Regular Meeting)
Approval of Minutes from March 7, 2012 (Study Session)